



County of San Diego
Department of Planning and Land Use

PRESENTATION OUTLINE



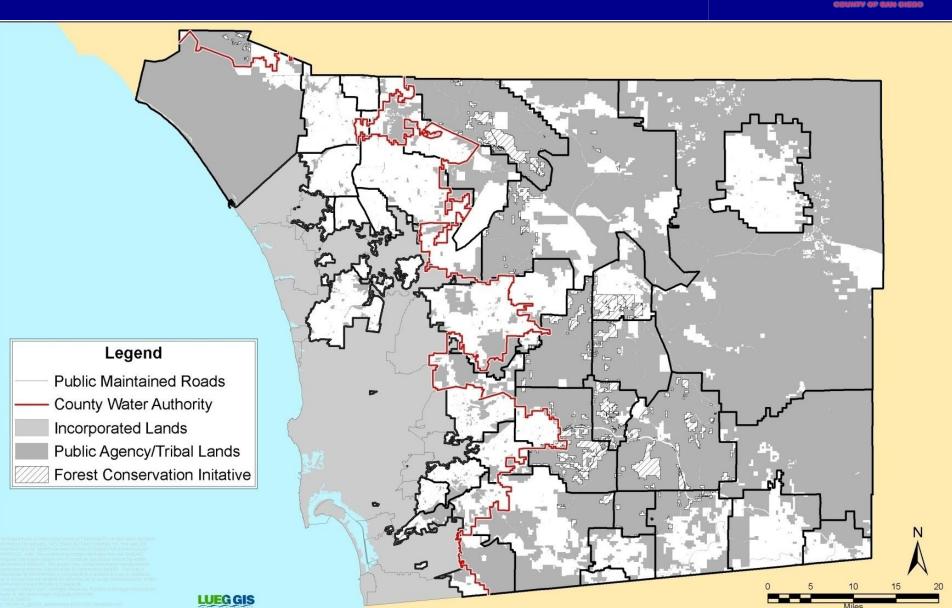
- What is the County's jurisdiction?
- Why update the plan?
- How we got here?
- What is proposed?
- What are the benefits?
- What are the major issues?





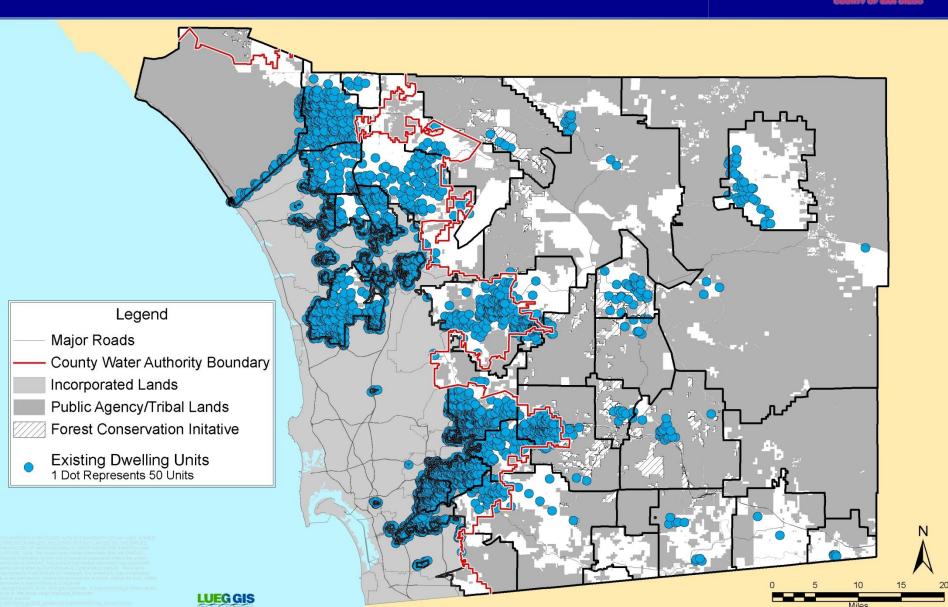
COUNTY JURISDICTION





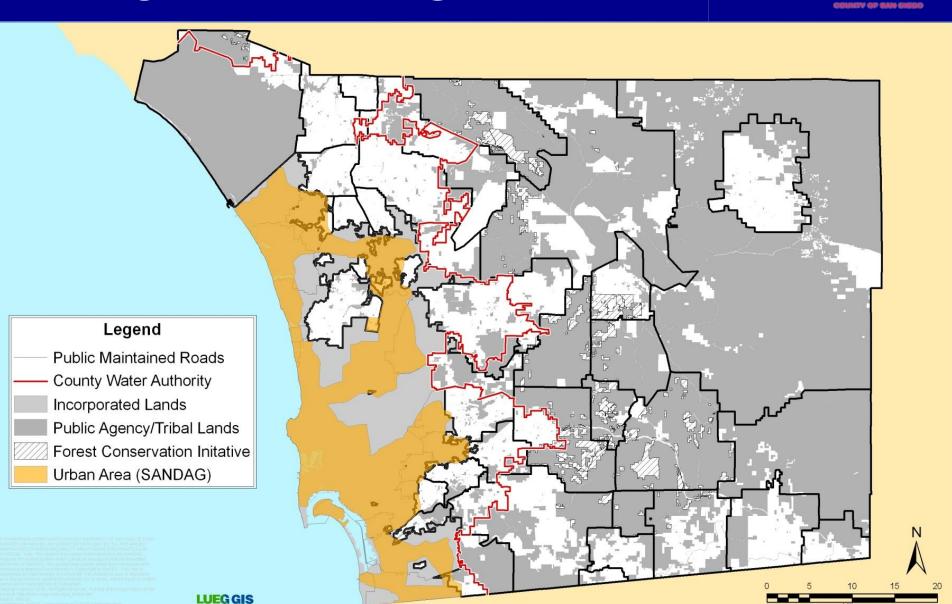
POPULATION DISTRIBUTION

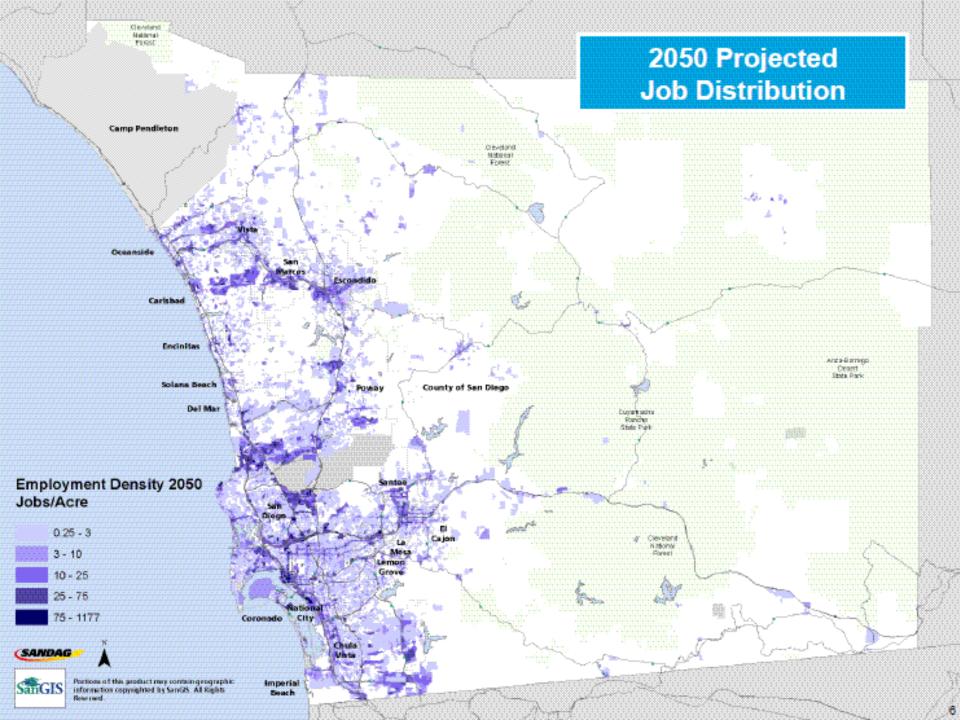




TRANSPORTATION PRIORITY AREAS

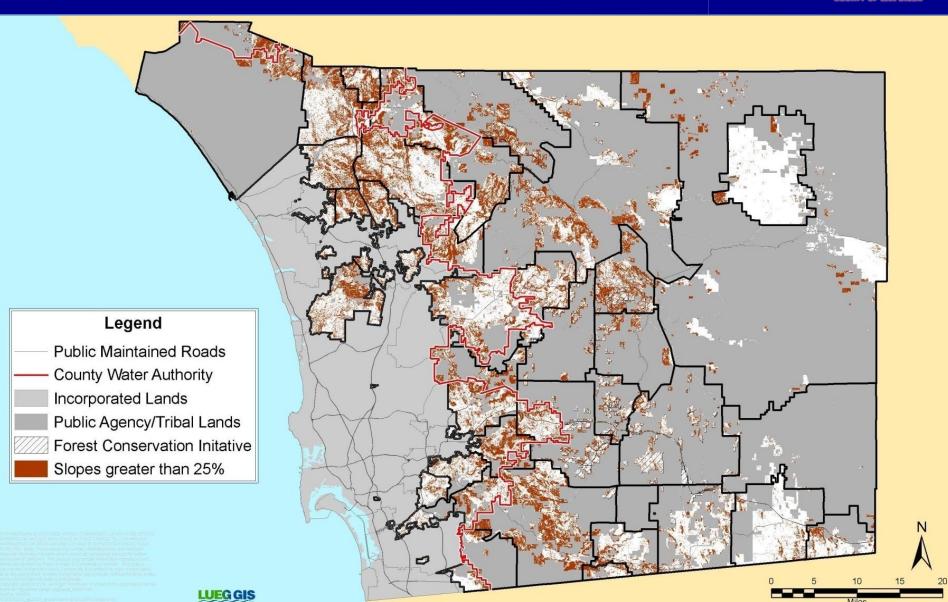






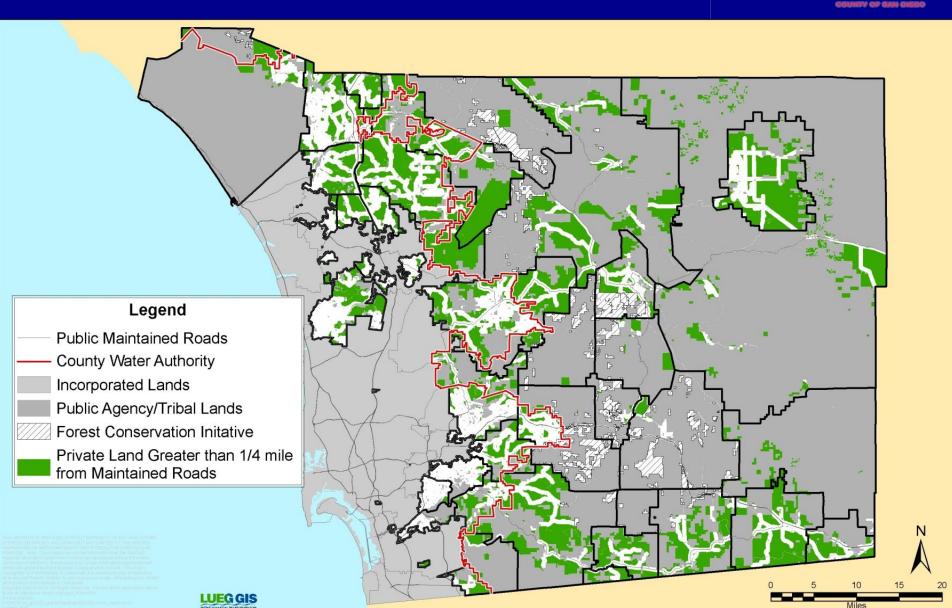
STEEP SLOPES





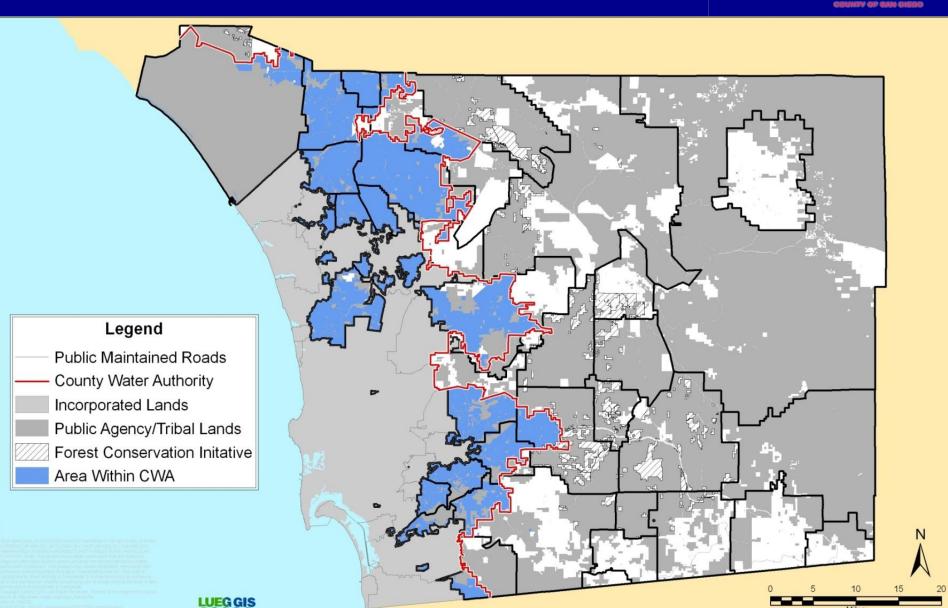
AREAS MORE THAN 1/4 MILE FROM PUBLIC ROADS





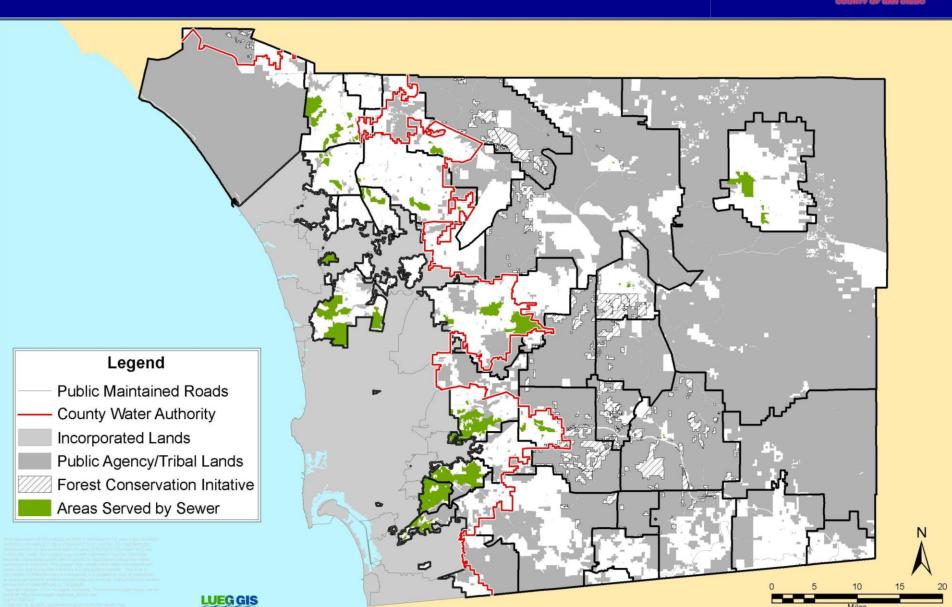
COUNTY WATER AUTHORITY BOUNDARY





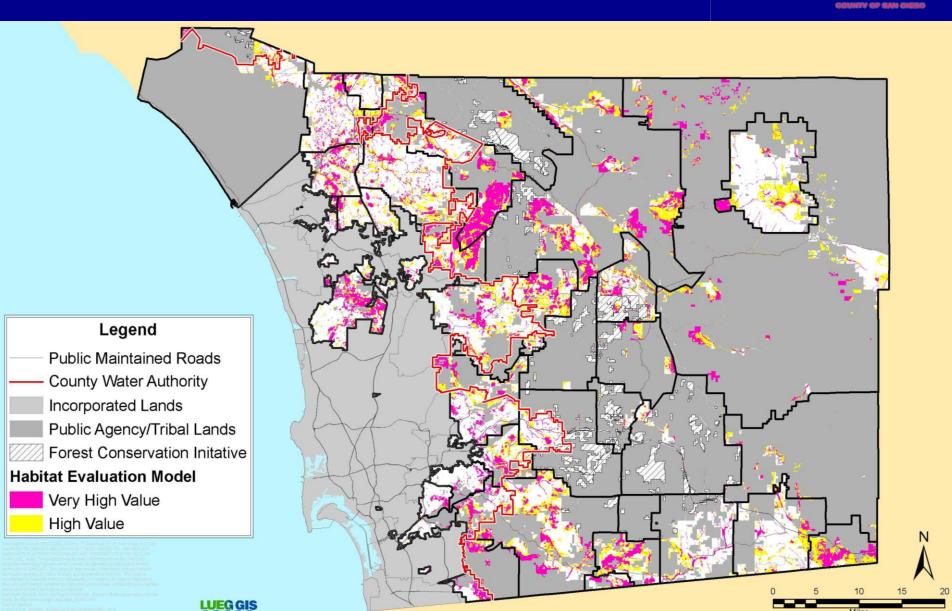
SEWER SERVICE AREAS





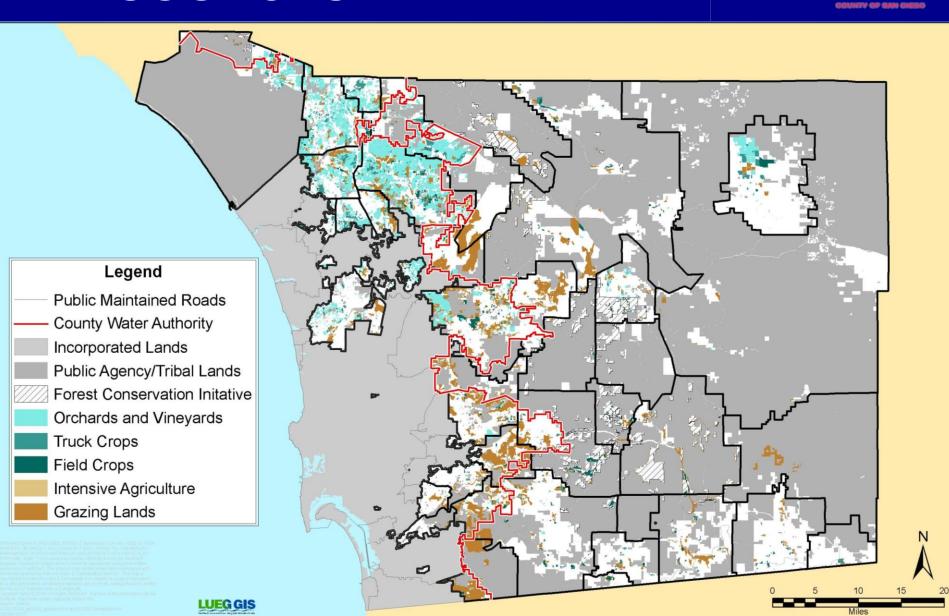
BIOLOGICAL HABITAT





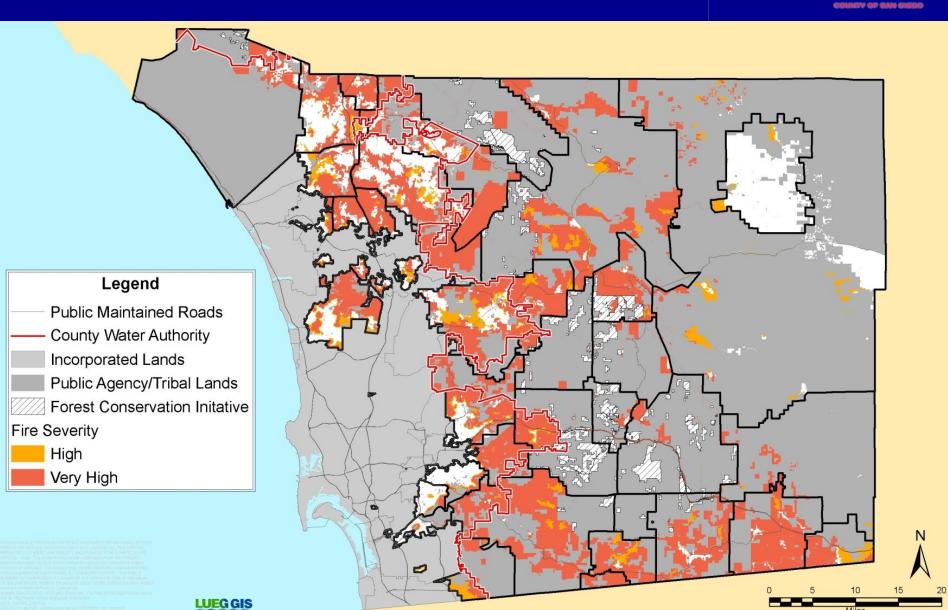
AGRICULTURAL RESOURCES





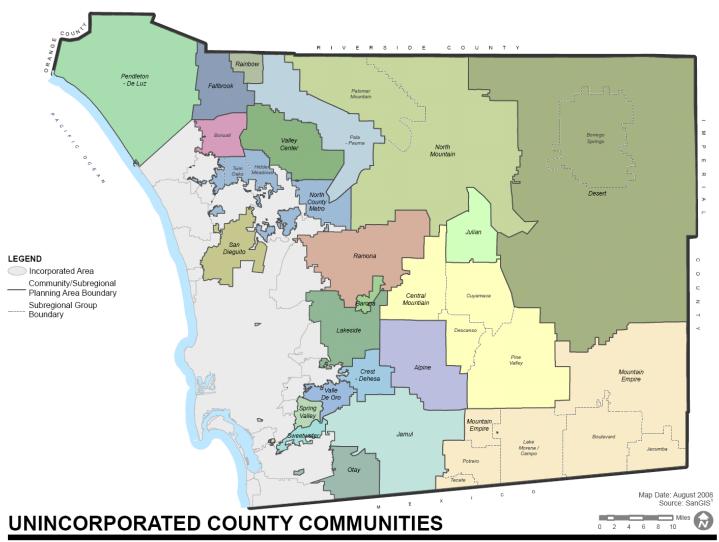
FIRE THREAT



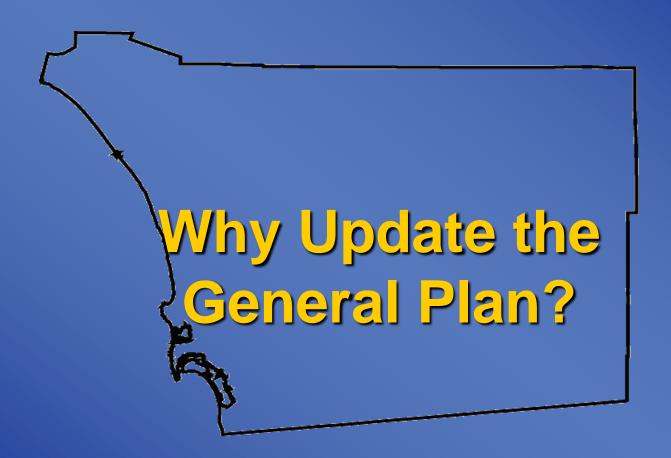


COMMUNITIES



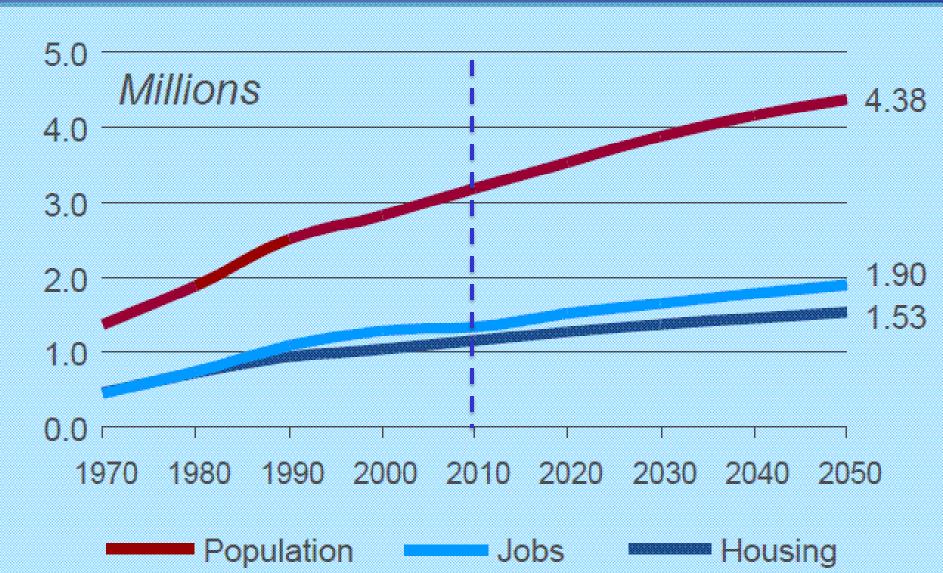






2050 GROWTH FORECAST

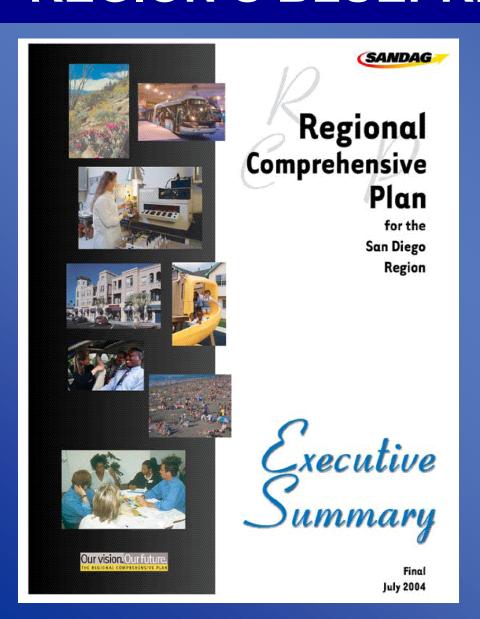


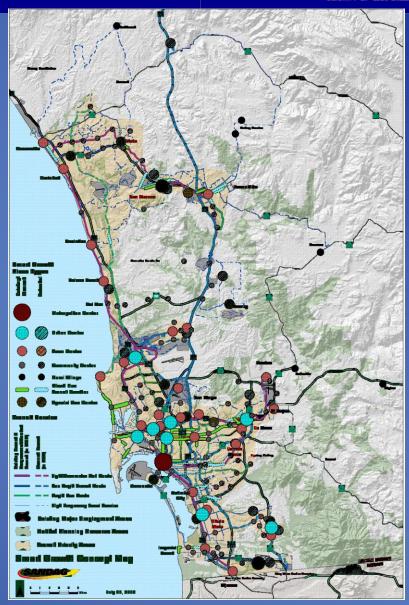


IMPLEMENTING THE REGION'S BLUEPRINT



COUNTY OF SAM DISOR





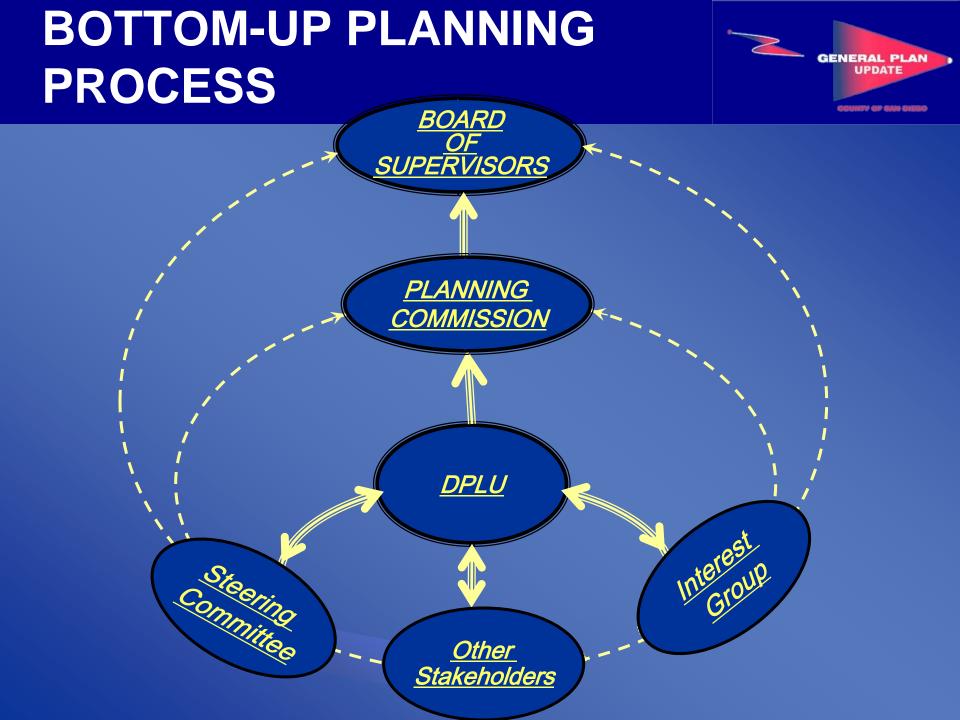
WHY UPDATE?



- Compliance with State law
- Eliminates out-dated information
- Removes unmet commitments
- Addresses inconsistencies
- Updates Housing Element
- Central Mountain Injunction







PUBLIC MEETINGS









Over 500 public meetings







BOARD INVOLVEMENT



Over 30 Board of Supervisor Hearings

- 1998 Population Goals
- 1999 Preliminary Goals and Policies
- 2001 Growth Concepts
- 2003 Land Use Framework
- 2004 Residential Mapping
- 2005 Non-Residential Mapping
- 2006 Road Network
- 2007, 2008, and 2009 Progress Reports

PUBLIC NOTICE AND OUTREACH



Required

- Agency Review
- Planning Commission and Board Hearings (1 each)
- Noticed in Newspaper

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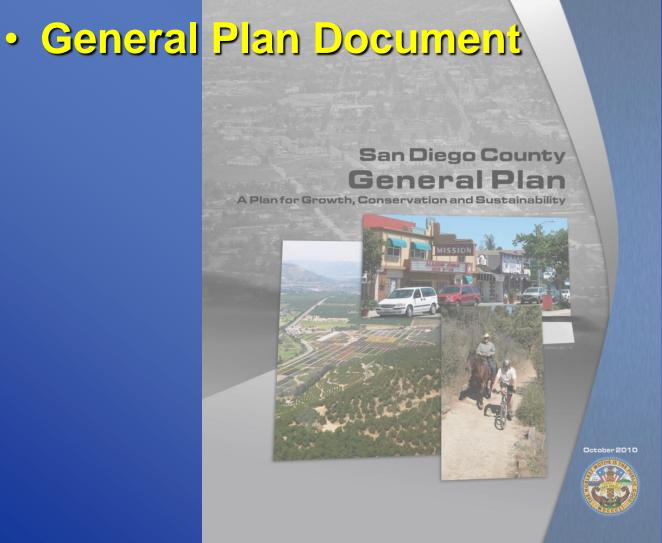
Additional

- 500+ Hearings, Meetings, and Workshops
- Community Planning Group Meetings
- Direct Mailers
- Newspaper Notices and Articles
- Website, Email, Hotline
- E-blasts and Newsletter

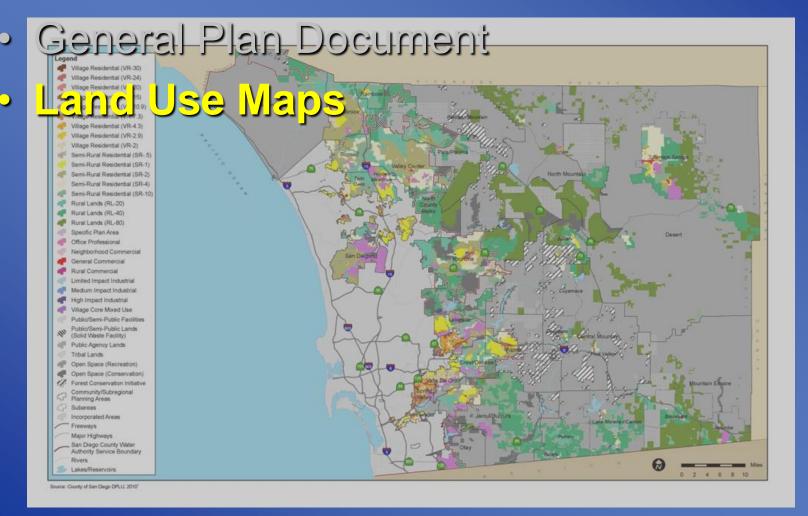




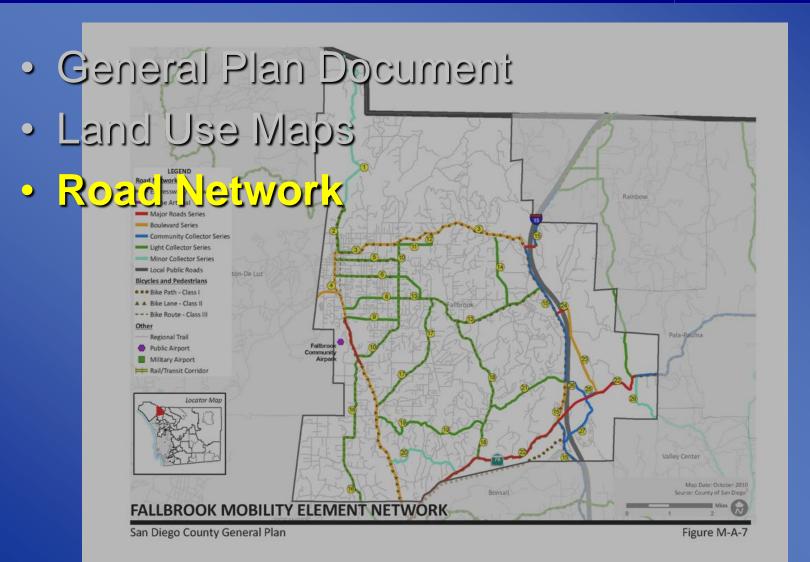














- General Plan Document
- Land Use Maps MUNITY PLAN
- Community Plan Updates





- General Plan Document
- Land Use Maps
- Road Network
- Community Plan Updates
- Implementation Plan



- General Plan Document
- Land Use Maps
- Road Network Final Environmental Impact Report
- Community Plan Updates
- Implementation Plan
- Environmental Impact Report

County of San Diego Dept. of Planning and Land Use 5201 Ruffin Road, Suite B San Diego, California 92123

San Diego County General Plan Update









- General Plan Document
- Land Use Maps
- Road Network
- Community Plan Updates
- Implementation Plan soo
- Environmental Impact Report
- Conservation Subdivision Program
- Ordinance Consistency

NEW VISION FOR GROWTH



- New Approach to Land Use Planning
 - Smart growth principles
 - Focus on existing communities and infrastructure
 - Maximizes preservation of valuable resources
 - Decouples density and lot size

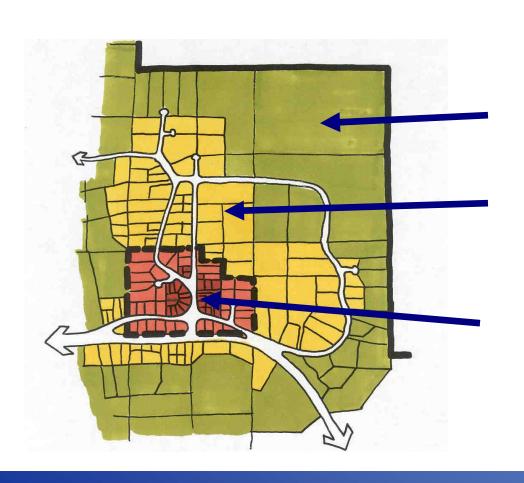
GROWTH UNDER EXISTING PLAN





COMMUNITY DEVELOPMENT MODEL





Rural Lands

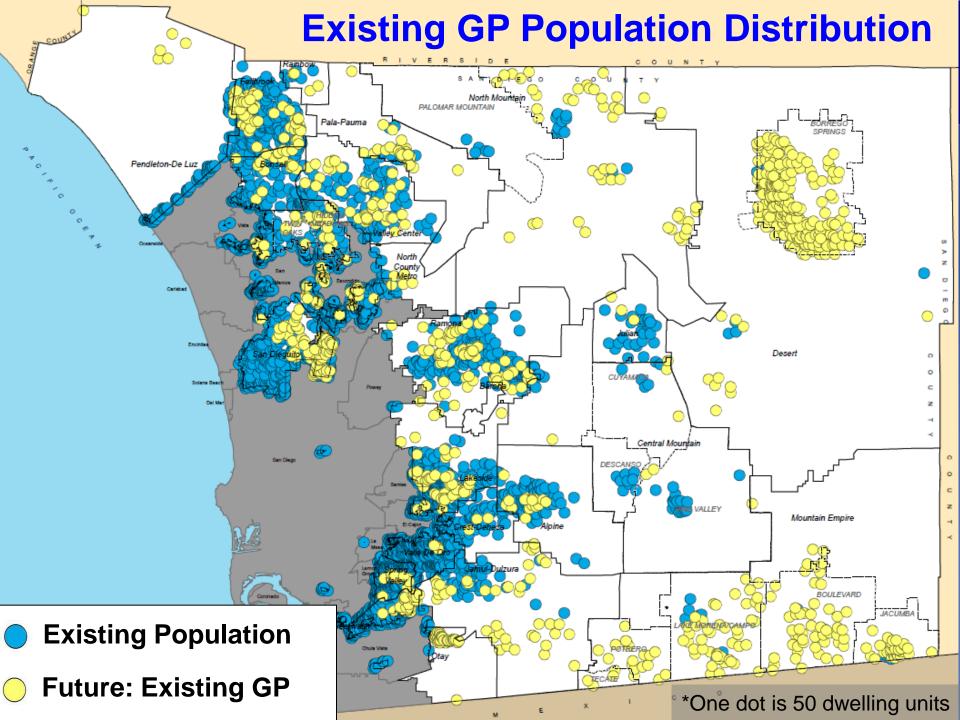
Very low density 1 du/20-80 ac

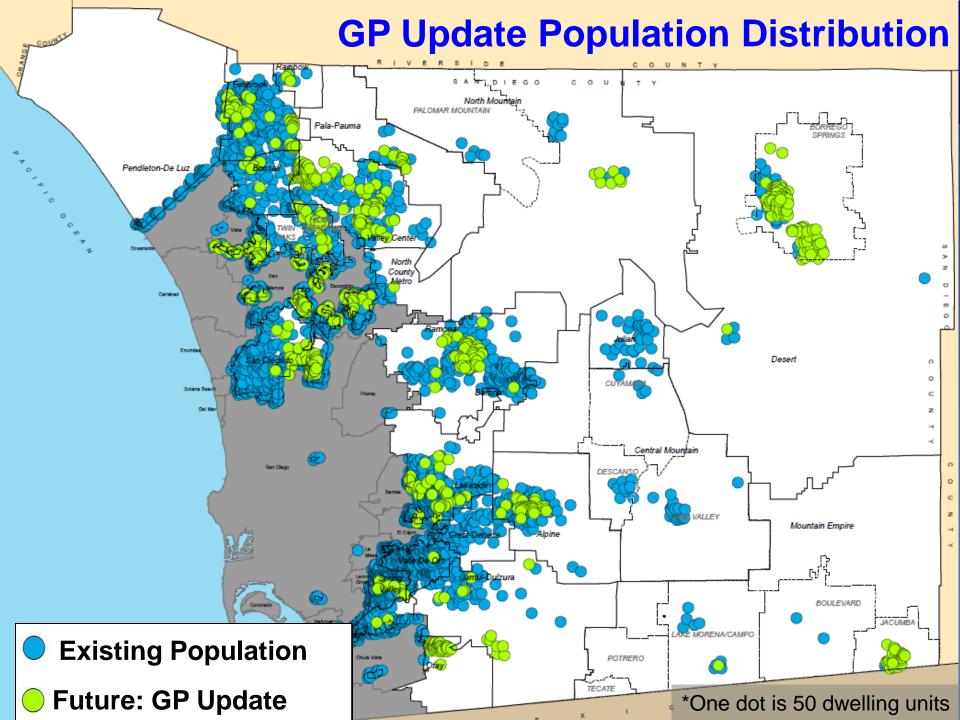
Semi-Rural

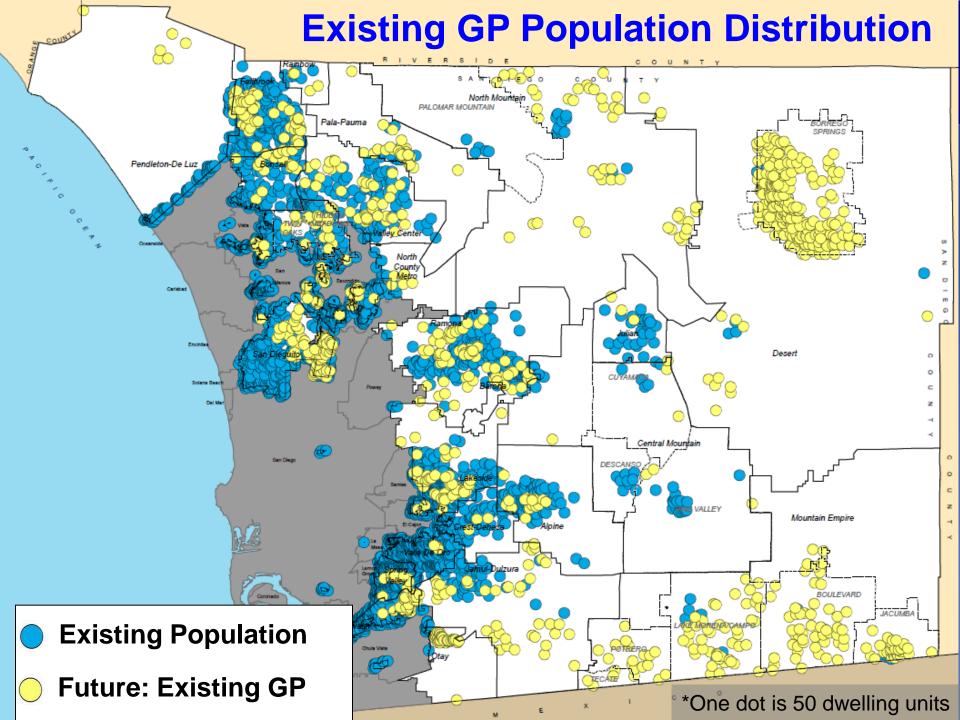
Low density 1 du/.5-10 ac

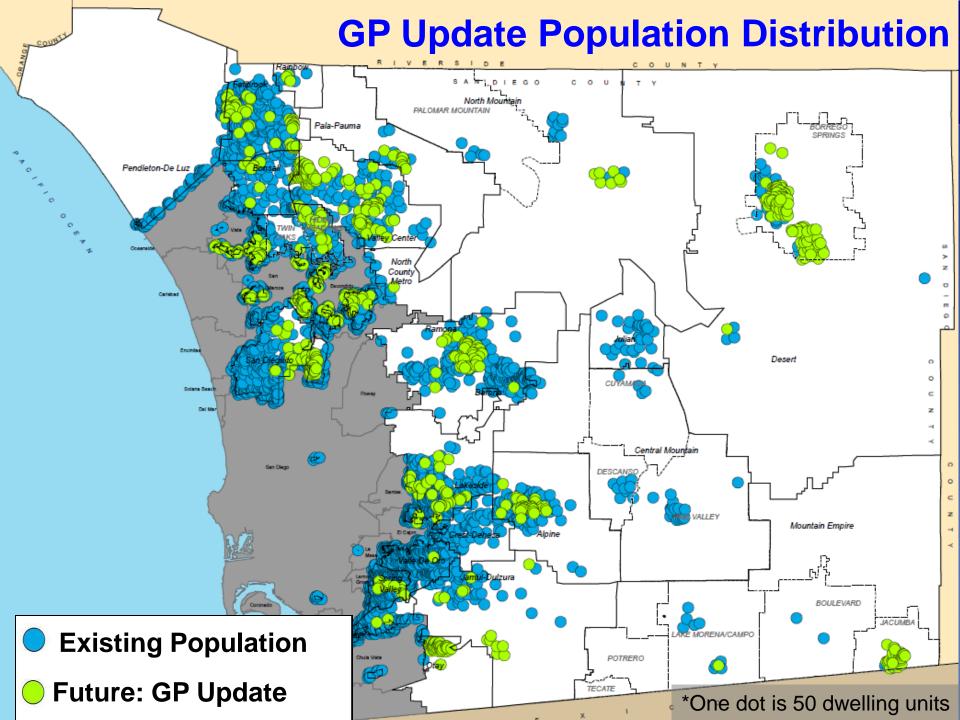
Village

Medium to High density 2-30 du/1 ac



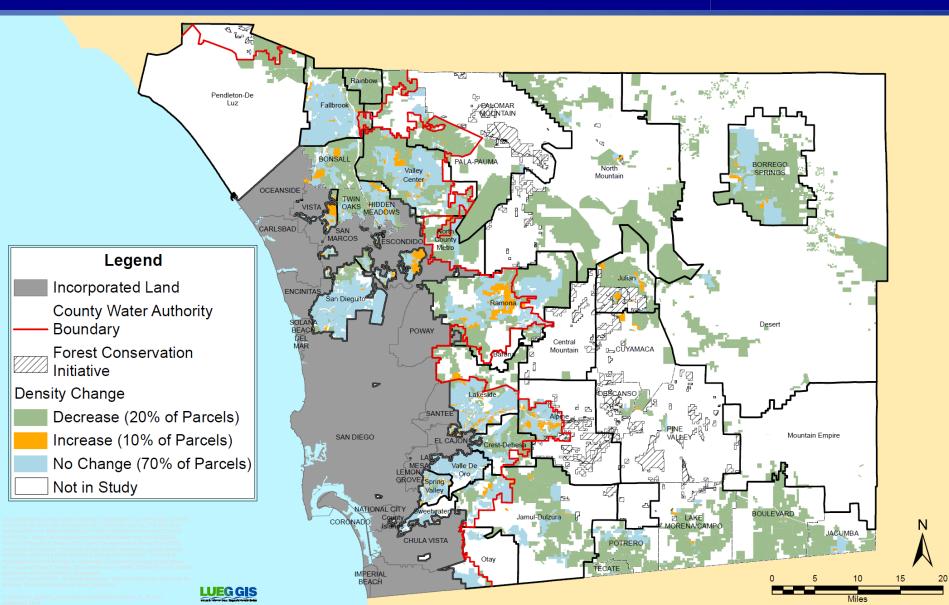






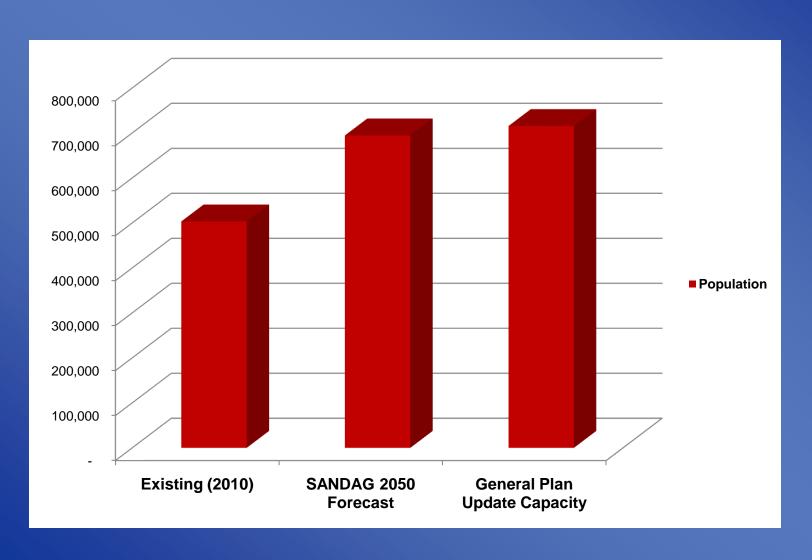
CHANGES IN DENSITY DESIGNATIONS



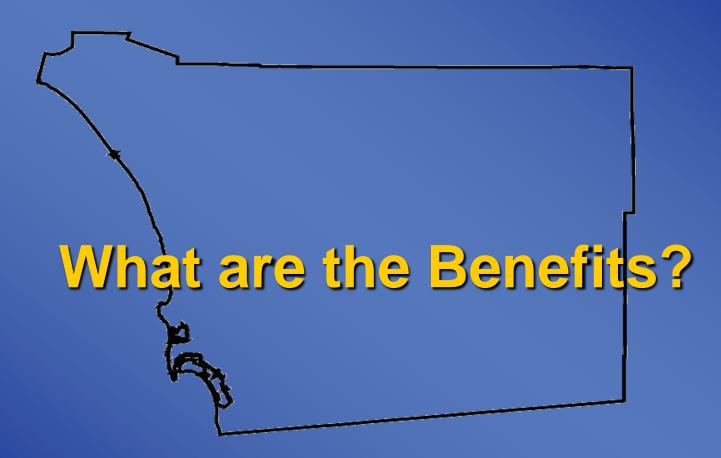


POPULATION TARGETS









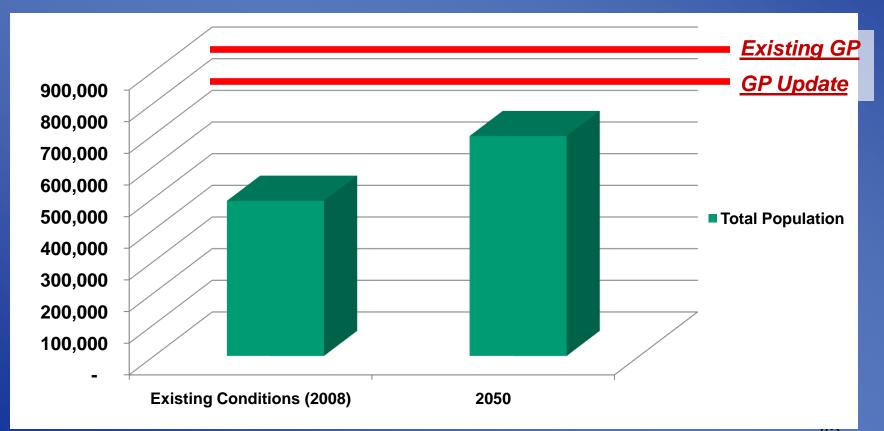
GROWTH CAPACITY



Population:

County: 41.7%

Region: 40.0%



TRANSPORTATION BENEFITS



- 3,000,000 fewer miles travelled
- 780 miles of new roads not needed
- 120 miles of traffic congestion avoided
- 550,000 fewer metric tons of CO₂ emitted







SAFETY BENEFITS



- · More homes closer to stations
- Better coverage from existing services
- More rapid response times
- 95 percent fire service coverage versus 75 percent in existing plan
- -Reduced urban/wildland interface

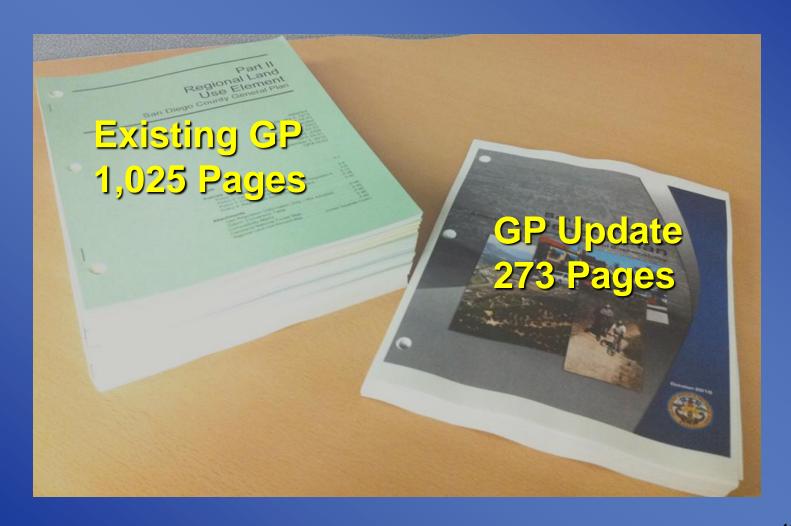
ENVIRONMENTAL BENEFITS



- 393,000 acres of biological habitat avoided
- 5,626 acres of floodplains avoided
- 36,550 less homes in groundwater areas
- 13 at-risk groundwater basins protected
- 49,784 acres of agricultural lands avoided

STREAMLINED PLAN



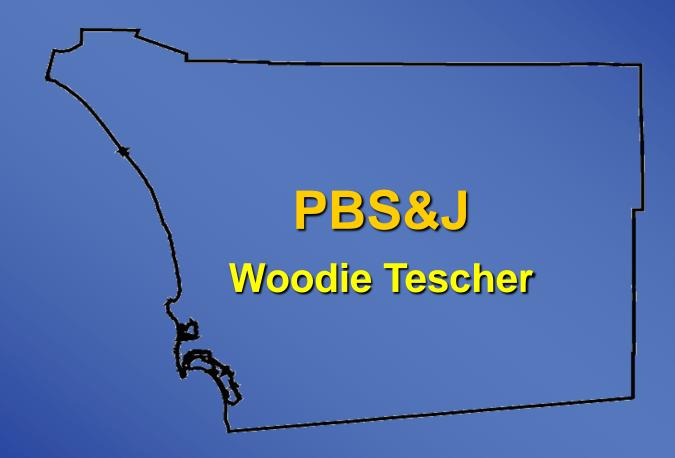


STREAMLINED PLAN



- EIR provides project level cumulative analysis
- Clearer plan with greater certainty
- Greater design and regulation flexibility
- Less capital improvements
- Shows how communities will grow
- Reduced burdens on services









MAJOR ISSUES



- A. Pipelining Provisions
- B. Privately-Initiated General Plan Amendments
- C. Conservation Subdivision Program
- D. Equity Mechanisms
- E. Perceived Financial Effects of Downzoning





PIPELINE PROVISION



 Applications deemed complete on or before August 6, 2003 are pipelined

PIPELINE PROVISION



- Applications deemed complete on or before
 August 6, 2003 are pipelined
- Applications deemed complete after August
 6, 2003 are NOT pipelined

PIPELINE PROVISION



- Applications deemed complete on or before
 August 6, 2003 are pipelined
- Applications deemed complete after that date are NOT pipelined
- Approved projects that are inconsistent with the General Plan Update



B. Privately Initiated General Plan Amendments

PROCESS FOR GPAs



- 58 privately initiated GPAs in past 10 years Roughly 6 per year
- Stakeholders would like to place protections and limitations so we do not undermine the Update.

FUTURE PROCESS FOR GPAs



- LU-1.2 Regional Categories Map Amendments. Avoid General Plan and Specific Plan amendments requiring a change to the Regional Categories Map unless the changes are part of a County-initiated comprehensive General Plan Update.
- LU-1.3 Initiation of Plan Amendments. Require approval from the Board of Supervisors to initiate General Plan Amendments for private projects outside of a comprehensive General Plan Update.

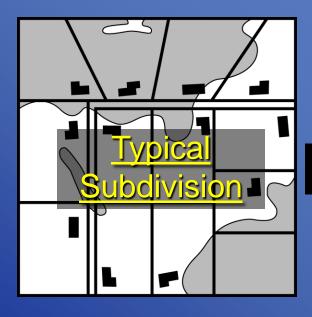




CONSERVATION SUBDIVISONS



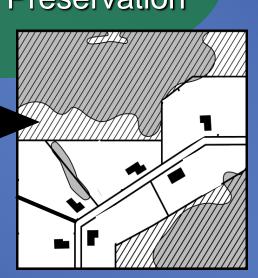
Smaller lots and flexibility through discretionary permits

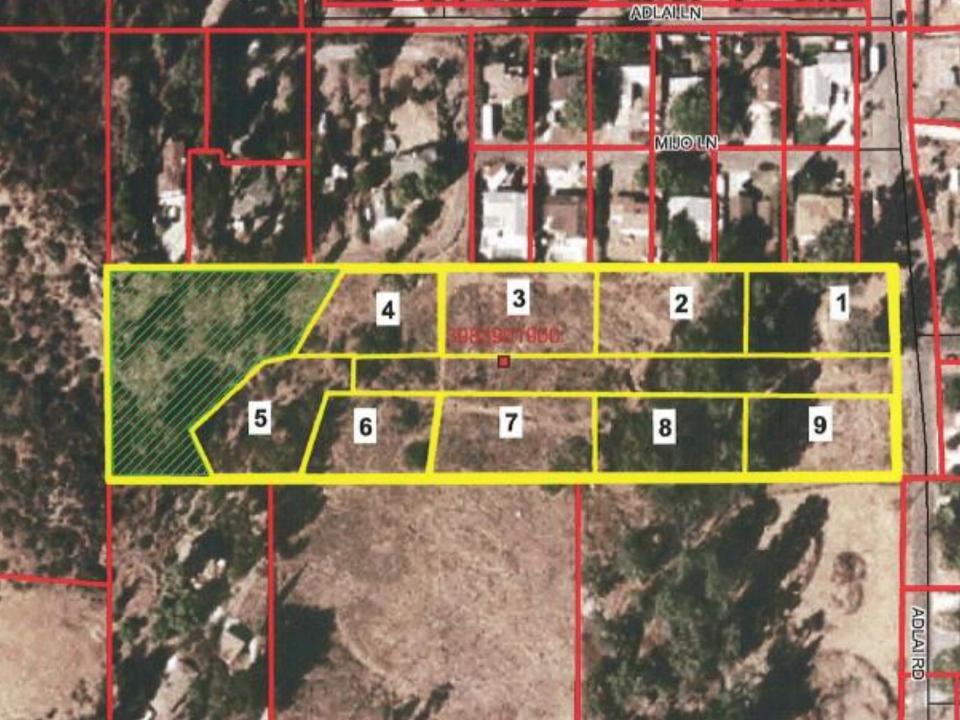


Development Potential



Community
Character







PLANNING COMMISSION MODIFICATIONS



- Clarified not by-right but allowed to process if conforming to guidelines
- 2. Need for community design guidelines
- Modified Land Use Policy LU-14.4 related to sewer service areas
- 4. Supported alternative wastewater (septic) systems
- Research involvement of 3rd party with open space easements
- Minimum lot size standards may be in community plans
- 7. Groundwater Ordinance lot size limitations should be considered





FRAMEWORK FOR TDR WITH GP UPDATE



- Units removed as a result of GP Update are eligible for transfer
- Future GPAs adding units would purchase transfer units
- Public participation and environmental review required for any GPA or receiving site

EQUITY MECHANISMS



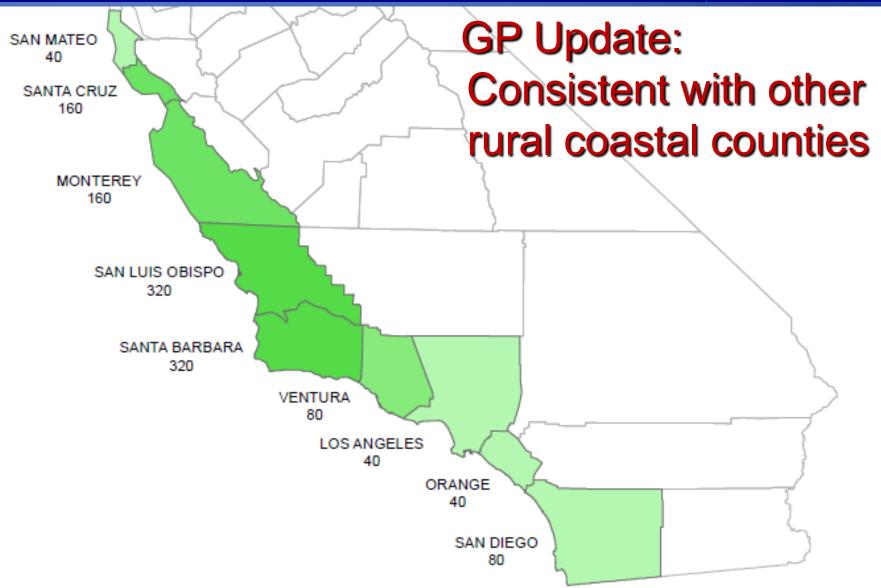
 Purchase of Agricultural Conservation Easements (PACE)





DENSITY IN OTHER COUNTIES





PERCEIVED FINANCIAL EFFECTS



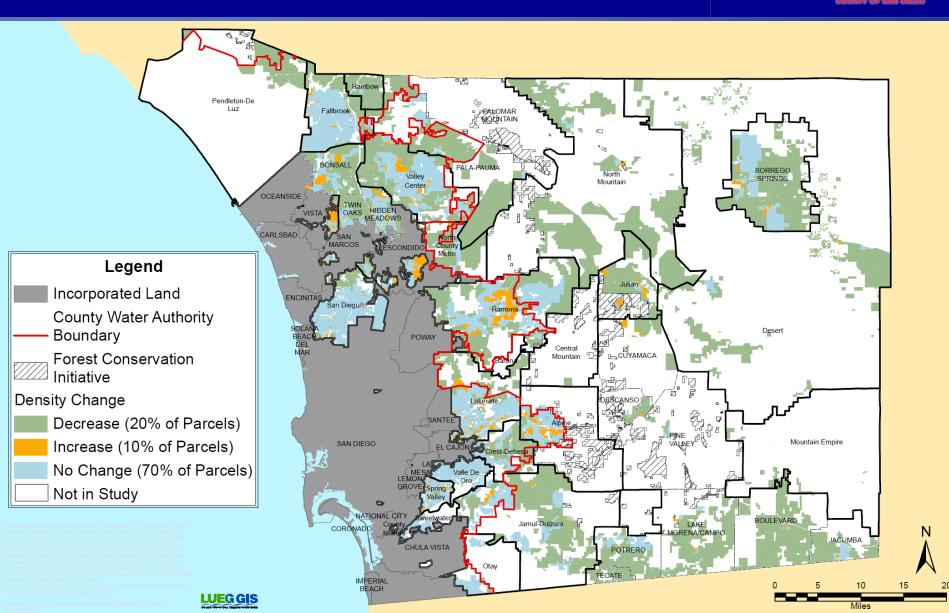
- Major concern of many property owners
 - Perceived reduction in property values

PERCEIVED FINANCIAL EFFECTS

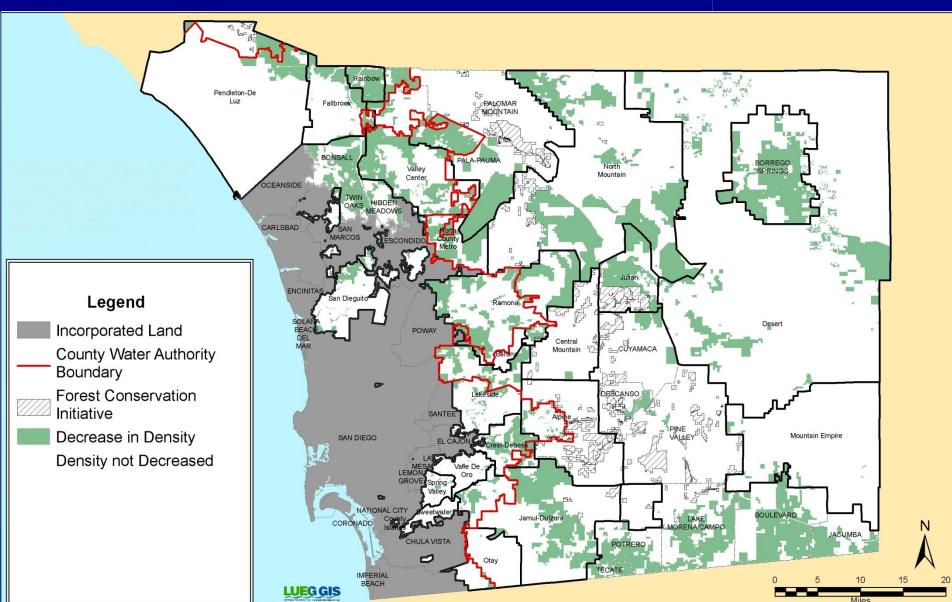


- Cannot achieve current plan density
 - Physical constraints

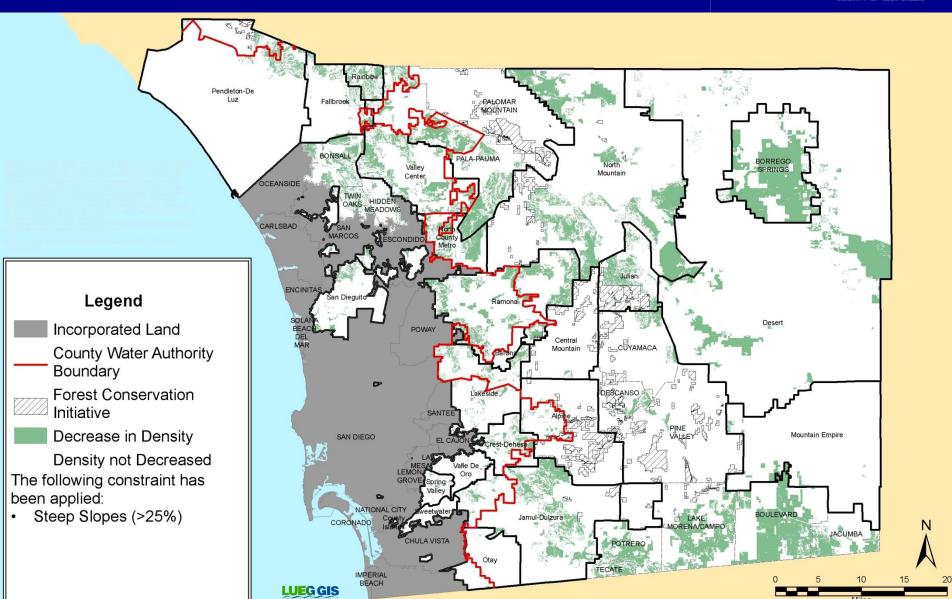




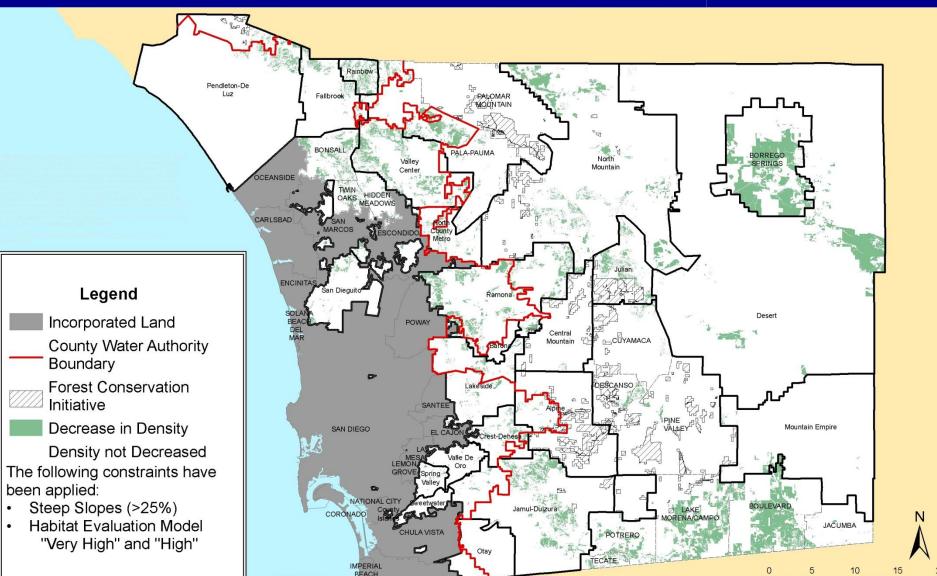




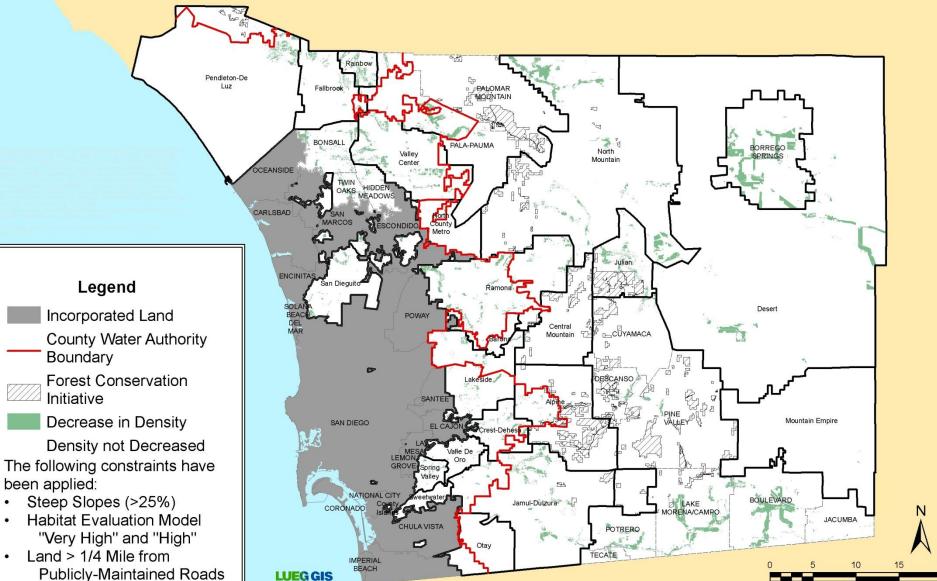














- Cannot achieve current plan density
 - Physical constraints
 - Costs of Development







Issue:

Potential for negative impacts to property value as a result of the proposed down-zoning.



Approach:

- Analyze every land sale over the past five years in the areas proposed to be down-zoned: nearly 800 transactions.
- Evaluate the extent to which the price of land is related to the number of units that can be built.
- Use a recognized and accepted statistical technique (hedonic price analysis – also known as the "mass appraisal" technique).
- Separately, evaluation of four sub-areas of the County to determine if results vary by area.



Findings:

- The analysis does not indicate a negative impact to land value in any area.
- The data indicates that the number of buildable units is not an important factor to land value in the areas that would be down-zoned.
- Results show overall trends based on the 800 land sales.
- Does not preclude the potential for impacts for certain specific properties.



- Fundamental project planning concept
- Recognizes development constraints
- Removing decreases in density is a fundamental change
 - Additional environmental review
 - More discussions on land use maps
 - Significant time/cost commitments

RECOMMENDATIONS



- That your Board approve the ...
 - EIR, CEQA Findings and Overrides
 - General Plan Update Text
 - PC Recommended Land Use Maps
 - Implementation Plan
 - Conservation Subdivision Program
 - Ordinance Amendments









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Department of Planning and Land Use

Land Use Alternatives



